



San Diego City Attorney **CASEY GWINN**

MEDIA RELEASE

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SHERMAN HEIGHTS PROPERTY OWNER FINED FOR SUBSTANDARD HOUSING

City Attorney's Office settles case involving health & safety violations

San Diego, CA: A Sherman Heights landlord who maintained substandard housing conditions at his rental properties for several years has been ordered to hire a property management company to permanently respond to tenants' requests for repairs. The multiple rental units had dilapidated ceilings and flooring, broken plumbing fixtures, unpermitted interior partition walls, mold and mildew, sewage leaks, and numerous other health and safety violations. The owner of the substandard housing, Elbert L. Riley, was also ordered to pay \$24,000 in costs and civil penalties and to attend and complete the San Diego Police Department's Landlord Training Program.

This stipulated settlement resulted from a civil action filed by the City Attorney's Code Enforcement Unit after Notices of Violation by the City of San Diego's Neighborhood Code Compliance Department were ignored. As a result, the defendant is permanently enjoined from violating state and local building and housing codes at all of his properties. To assure that the rental property units do not fall back into disrepair, Mr. Riley has been ordered to provide his mostly Spanish-speaking tenants with a bulletin in English and Spanish giving them the name and telephone number of the property management company and a 24 hour contact person for maintenance and repair problems. All repairs will be done by a licensed contractor and the properties will be periodically monitored by City investigators.

"This case illustrates that it is important to the City of San Diego that people are provided with acceptable living conditions," City Attorney Casey Gwinn said.

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